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120 Grosvenor st. All Saints. Manchester. M1 7HL

Jake Walther
[redacted]
P O Box 532 Town Hall
Manchester M60 2LA

4th September 2025

Dear Jake,

Re: 26A Derby Road, Manchester, M14 6UW. Application No.: 143369/FH/2025

Following the refusal of the above planning application we are re-submitting a planning application with an amended proposal which responds to the reasons for refusal.

Reasons for Refusal:

> *The scale and massing of the rear dormer extension proposed and extension of the hipped roof (notably with no reduction in ridge height) would not be subservient to the host building and would cause harm to the character of the host building and the visual amenity of the street scene. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.*

We have responded to the above to avoid causing harm to the principal elevation visual amenity, street scene and character of the building by making the side dormer extension, seen from the street, over the existing flat roof extension; subservient, lower and setback from the principal and side elevation.

The rear dormer which does not impact on the street scene or visual amenity has also been reduced in scale to avoid any unnecessary further planning delay.

The attached revised design fully and positively responds to the reasons for refusal.

It should also be noted that in the acknowledgement/validation letter it clearly states the following:

> *Officers are encouraged to negotiate with applicants where any conflict with City Council policy appears to be readily resolvable. You will be contacted as soon as possible if there are any points which do need discussion and every effort will be made to deal with your application as quickly as circumstance will allow.*

I was not afforded any opportunity to deal with conflicts that were readily resolvable. I would appreciate it very much if you could please contact me in good time to resolve policy issues if there are any before refusing the application. The lack of discussion and effort to resolve the conflicts has had a significant impact on programme, costs and the employment of the teams allocated the project and bringing the property back into use as a home at a time when we are in housing shortfall crisis.

Regards

[redacted]
Simon James